



Centenary Court, Beddau, Pontypridd, CF38 2DL

£170,000



- **Potential to Extend (STP)**
- **South-Facing Garden**
- **Combi Boiler**
- **Generous Living Space**
- **No Onward Chain**
- **Ideal First Time Buy**
- **Close To Local Amenities**
- **Low Maintenance Rear Garden**

Description...

James Douglas are delighted to welcome this three bedroom semi-detached property to the market. Set in the ever popular area of Beddau, Pontypridd. The perfect purchase for any prospective buyer. In brief terms the accommodation comprises an entrance hallway, living/dining room and kitchen on the ground floor. Upstairs there are two double bedrooms, a single bedroom and a shower room. Mains gas fired central heating and UPVC double glazed throughout. Off-road parking for one car to the front. South-west facing rear garden space. EPC D potential B. Council tax band B.

****NO ONWARD CHAIN****

****UPVC DOUBLE GLAZED AND COMBI BOILER****

****OFF-ROAD PARKING FOR ONE CAR**POTENTIAL TO CREATE MORE PARKING****

****3D WALK THROUGH AVAILABLE****

Centenary Court is within close proximity of Talbot Green and Pontypridd town centres or within a couple of minutes drive of the local shopping precincts. Talbot Green and Pontypridd town centres includes a wide range of shops and sporting and recreational facilities. The local primary schools are Gwaunmeisgyn Primary School & Llwynocrwn Primary School with the local high school being Bryncelynog Comprehensive School. There are useful mainline railway stations in Pontyclun and Pontypridd town centres. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

Tenure: Freehold

EPC: D

Council Tax Band: B

Accommodation...

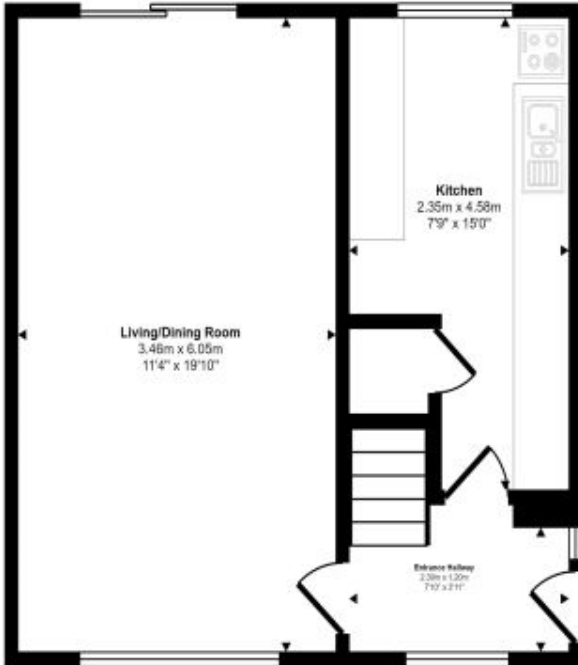
- Entrance Hallway
- Kitchen
- Living/Dining Room
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Shower Room
- Outside
- Directions



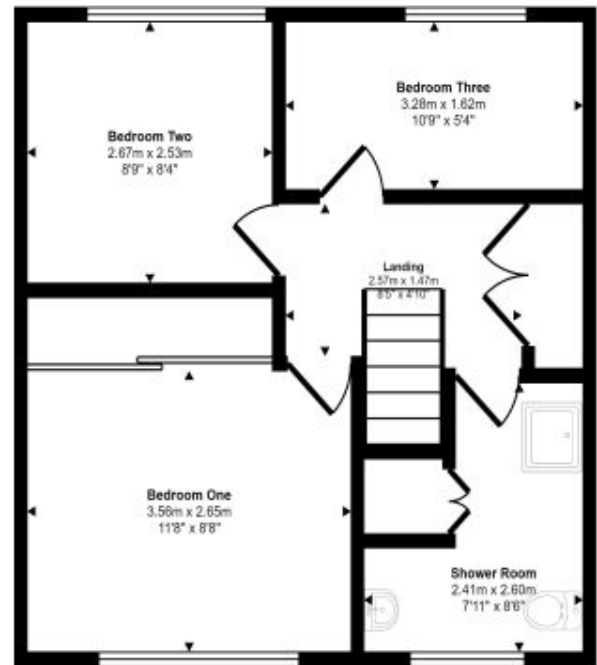


Floorplan

Approx Gross Internal Area
74 sq m / 793 sq ft



Ground Floor
Approx 37 sq m / 393 sq ft



First Floor
Approx 37 sq m / 400 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			87
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	